

Municipal Clerk
Atlanta, Georgia

05-0-0749

AN ORDINANCE
BY: IVORY LEE YOUNG, JR.

Z-05-23/Z-96-48
Date Filed: 3-18-05

AN ORDINANCE TO AMEND ORDINANCE 99-O-0708 WHICH REZONED PROPERTY FOR THE PURPOSE OF A SITE PLAN AMENDMENT FROM C-3-C (COMMERCIAL RESIDENTIAL CONDITIONAL) DISTRICT TO THE C-3-C (COMMERCIAL RESIDENTIAL CONDITIONAL) DISTRICT FOR THE PURPOSES OF A SITE PLAN AMENDMENT, PROPERTY LOCATED AT **1050 TECHWOOD DRIVE, N.W.** AND FOR OTHER PURPOSES.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That all previously approved site plans for the property at 1050 Techwood Drive, N.W. are hereby deleted in their entirety and replaced with a revised site plan, to wit:

ALL THAT TRACT or parcel of land lying and being Land Lot 107, 17th District, Fulton County, Georgia. being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions. The conditional site plan hereby imposed is attached. The Site Plan Amendment does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by applications to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

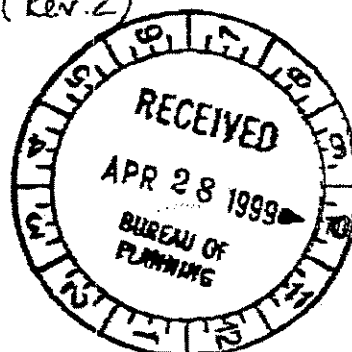
SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

2-96-48 (Rev.2)



EXHIBIT E

Copy of Legal Description



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 107 OF THE SEVENTEENTH LAND DISTRICT OF FULTON COUNTY, GEORGIA (CITY OF ATLANTA) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A IRON PIN AT THE INTERSECTION OF THE WESTERN RIGHT-OF-WAY MITER OF TECHWOOD DRIVE AND THE NORTHERN RIGHT-OF-WAY LINE OF TENTH STREET; THENCE FROM SAID POINT OF BEGINNING SOUTH 87 DEGREES 16 MINUTES 02 SECONDS WEST ALONG NORTHERN RIGHT-OF-WAY OF TENTH STREET A DISTANCE OF 349.18 FEET; THENCE SOUTH 87 DEGREES 05 MINUTES 48 SECONDS WEST ALONG NORTHERN RIGHT-OF-WAY OF TENTH STREET A DISTANCE OF 34.48 FEET; THENCE SOUTH 87 DEGREES 16 MINUTES 02 SECONDS WEST ALONG NORTHERN RIGHT-OF-WAY OF TENTH STREET A DISTANCE OF 339.34 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 46 SECONDS WEST ALONG NORTHERN RIGHT-OF-WAY OF TENTH STREET A DISTANCE OF 61.20 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 00 DEGREES 06 MINUTES 44 SECONDS WEST A DISTANCE OF 200.03 FEET TO A IRON PIN; THENCE CONTUNING NORTH 00 DEGREES 42 MINUTES 39 SECONDS EAST A DISTANCE OF 177.87 TO A IRON PIN; THENCE CONTUNING NORTH 50 DEGREES 07 MINUTES 43 SECONDS WEST A DISTANCE OF 192.47 FEET TO A ONE-INCH CRIMPED TOP PIPE; THENCE CONTUNING NORTH 88 DEGREES 23 MINUTES 14 SECONDS WEST A DISTANCE OF 263.52 FEET TO A IRON PIN; THENCE CONTUNING NORTH 00 DEGREES 25 MINUTES 19 SECONDS EAST A DISTANCE OF 663.74 FEET TO A CORNER ON A MANHOLE; THENCE CONTUNING SOUTH 75 DEGREES 33 MINUTES 10 SECONDS EAST A DISTANCE OF 20.66 FEET TO A IRON PIN; THENCE CONTUNING NORTH 00 DEGREES 34 MINUTES 25 SECONDS EAST A DISTANCE OF 29.21 FEET TO A IRON PIN; THENCE CONTUNING NORTH 89 DEGREES 54 MINUTES 38 SECONDS EAST A DISTANCE OF 232.47 FEET TO A IRON PIN; THENCE CONTUNING NORTH 00 DEGREES 18 MINUTES 48 SECONDS WEST A DISTANCE OF 46.92 FEET TO A IRON PIN; THENCE CONTUNING NORTH 89 DEGREES 54 MINUTES 38 SECONDS EAST A DISTANCE OF 964.00 FEET TO A IRON PIN ON THE WESTERN RIGHT-OF-WAY LINE OF TECHWOOD DRIVE; THENCE SOUTH 00 DEGREES 16 MINUTES 17 SECONDS WEST ALONG NORTHERN RIGHT-OF-WAY OF TECHWOOD DRIVE A DISTANCE OF 1196.91 FEET TO A IRON PIN; THENCE SOUTH ALONG THE ARC OF A CURVE WITH A RADIUS OF 24.22 FEET, ALONG THE RIGHT-OF-WAY OF TECHWOOD DRIVE A DISTANCE OF 26.98 FEET TO A IRON PIN AND THE POINT OF BEGINNING.

SAID TRACT, OF PARCEL CONTAINING 29.63 ACRES OF LAND.

